



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION

413 North 16th Street

May 15, 2013

Application: New Construction—Addition and Outbuilding

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08310001600

Applicant: Tessa Atkins Warren and Kevin Warren

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Construct a new rear addition, rear dormer, side dormers, and a detached outbuilding.

Recommendation Summary: Staff recommends approval of the project with the conditions that:

1. The foundation line for the addition match that of the house and the foundation material match that of the house or be split face concrete block.
2. Staff review and approve the shingle color and the window and door materials and specifications prior to purchase and installation.

With these conditions, staff finds that the project meets II. B of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

A: Site Plan

B: Elevations

Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and outbuildings (ordinance no. BL2007-45).

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and outbuildings found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in a new building shall be compatible, by not contrasting greatly, with surrounding *historic* buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

8. Outbuildings

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new outbuilding should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic outbuilding.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

· Where they are a typical feature of the neighborhood; or

When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

10. Additions to Existing Buildings

- a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

- b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- *An extreme grade change*
- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*

- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

c. Additions must not imitate earlier styles of periods of architecture.

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

d. The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.

Additions should follow all New Construction guidelines.

Background: 413 North 16th Street is a brick transitional Victorian house constructed c. 1920 (see Figure 1). It is contributing to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Figure 1. 413 N. 16th Street

Analysis and Findings:

The applicant is proposing to construct a new rear addition, rear dormer, side dormers, and a detached outbuilding.

Side Dormers: Two side dormers are proposed for the left side of the roof, which is the less visible of the two side roofs (see Figure 2). Staff finds that the dormers size and location are appropriate to the style and design of the historic structure. The dormers will each be four feet, eight inches (4'8") wide and six feet, eight inches (6'8") tall. The dormers will have hipped roofs that will match the roof slope of the house, and the dormer's eave depth will match that of the house. The dormers will be at least two feet (2') off the ridge of the roof and two feet (2') off of the house's sidewall. The dormers will be clad in cement fiberboard or wood siding. Staff finds that the dormers meet Sections II.B.2., II.B.5., and II.B.10. of the *Lockeland Spring-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Figure 2. The dormers will be placed on the left façade, which is the less visible of the two side facades.

Rear Dormer: The rear dormer will be at most be minimally visible from the street. It will be eleven feet, eight inches (11'8") wide and ten feet, six inches (10'6") tall. The dormer is more than two feet (2') from the side walls of the house, but stacks on the wall below, which is appropriate for a rear dormer. The dormer will be clad in cement fiberboard or wood siding. Staff finds that the rear dormer meets Sections II.B.2., II.B.5., and II.B.10. of the *Lockeland Spring-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Rear Addition: The rear addition will be one story in height and will be inset one foot (1') from the back wall of the house for a depth of one foot (1'). After the inset, the addition steps back out to match the line of the house. The addition will be approximately fifteen feet, seven inches (15'7") deep, and fourteen feet, seven inches (14'7") wide. The addition's eave height will match that of the house, and its ridge height will be approximately twenty feet (20') or seven feet (7') below the ridge of the house. The addition will be constructed of brick and will be painted to match the house. The material of the foundation was not specified, and staff asks that the foundation line match

that of the house and that the new foundation either match the foundation material of the house or be split face concrete block. Staff asks to also approve the asphalt shingle color if it does not match that of the house and all window and door specifications. The addition's windows are generally twice as tall as they are wide and there are no large expanses of wall space without a door or window opening. The addition's roof will be hipped and will have a roof slope to match that of the house.

Staff finds that the rear addition meets Sections II.B.1., II.B.2., II.B.4, II.B.5., II.B.7., and II.B.10. of the *Lockeland Spring-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Outbuilding: The outbuilding will be placed at the rear of the property and will be accessed via an existing driveway since the property does not have alley access (See Figure 3). The outbuilding meets all base zoning requirements for setbacks. It is three feet, five inches (3'5") from the left property line at its narrowest point, is five feet, three inches (5'3") from the rear property line, and more than twenty feet (20') from the right side property line. The outbuilding will be oriented so that its garage doors face the right/south side of the property. The structure will be twenty-five feet (25') wide and twenty-two feet (22') deep. It will have an eave height of approximately eleven feet (11'), and a ridge height of nineteen feet, nine inches (19'9"). The roof will be gabled with a slope of 8/12. The window and door openings are appropriate for an outbuilding. The cladding will be cement fiberboard or wood siding. The materials for the roof, doors, and windows were not specified and staff asks to approve these materials prior to purchase and installation. Staff finds that the outbuilding meets Section II.B.8. of the *Lockeland Spring-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

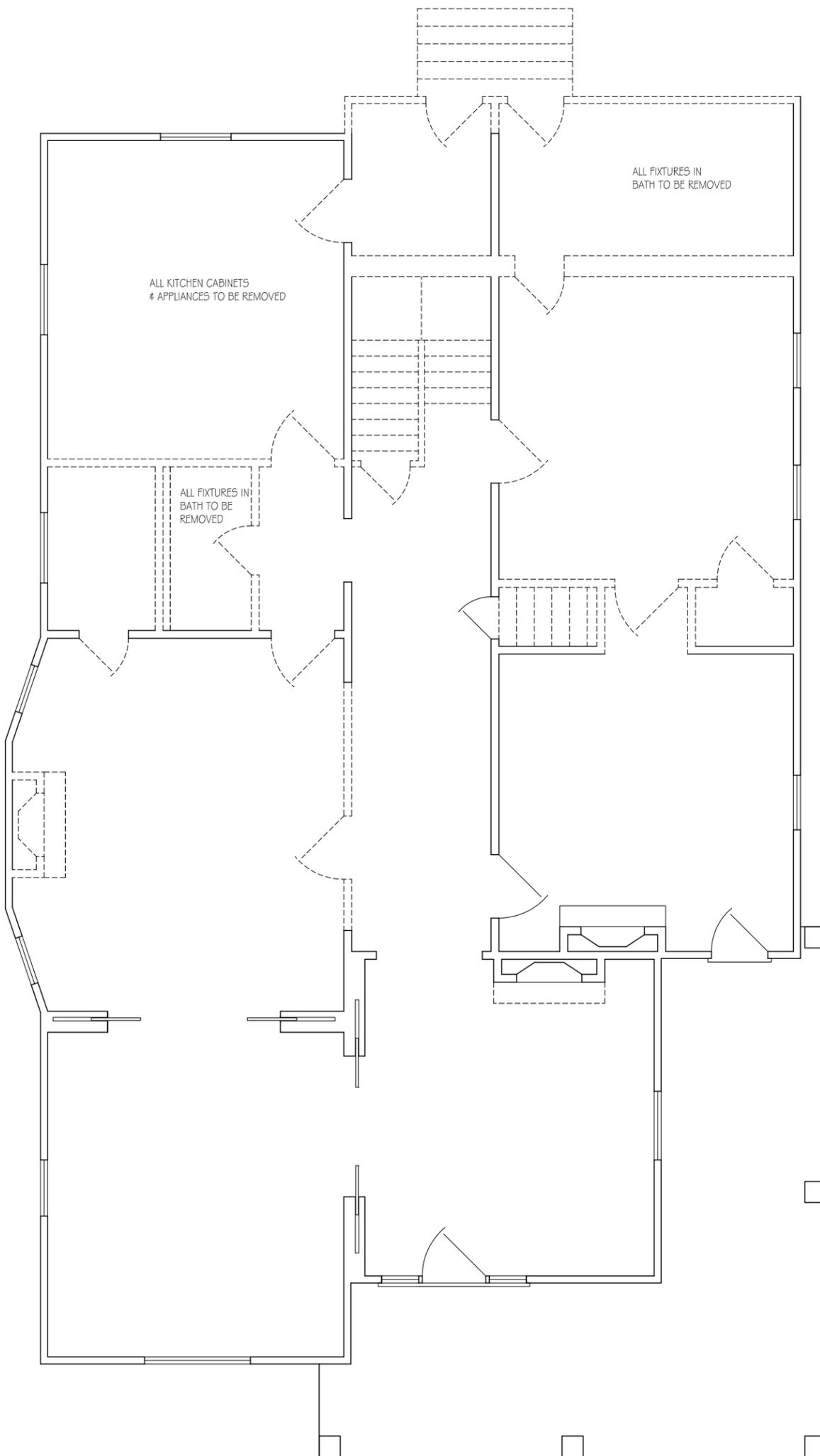


Figure 3. The garage will be accessed via an existing front driveway.

Recommendation Summary: Staff recommends approval of the project with the conditions that:

1. The foundation line for the addition match that of the house and the foundation material match that of the house or be split face concrete block.
2. Staff review and approve the shingle color and the window and door materials and specifications prior to purchase and installation.

With these conditions, staff finds that the project meets II. B of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



----- = EXISTING STRUCTURE
TO BE DEMOED

DEMOLITION PLAN

SCALE: 3/16"=1'-0"

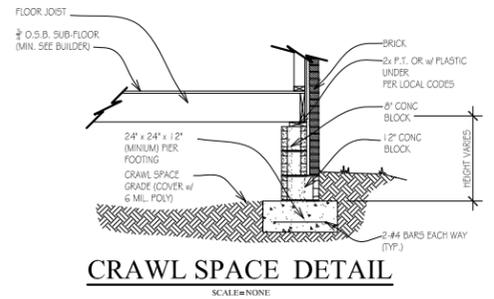
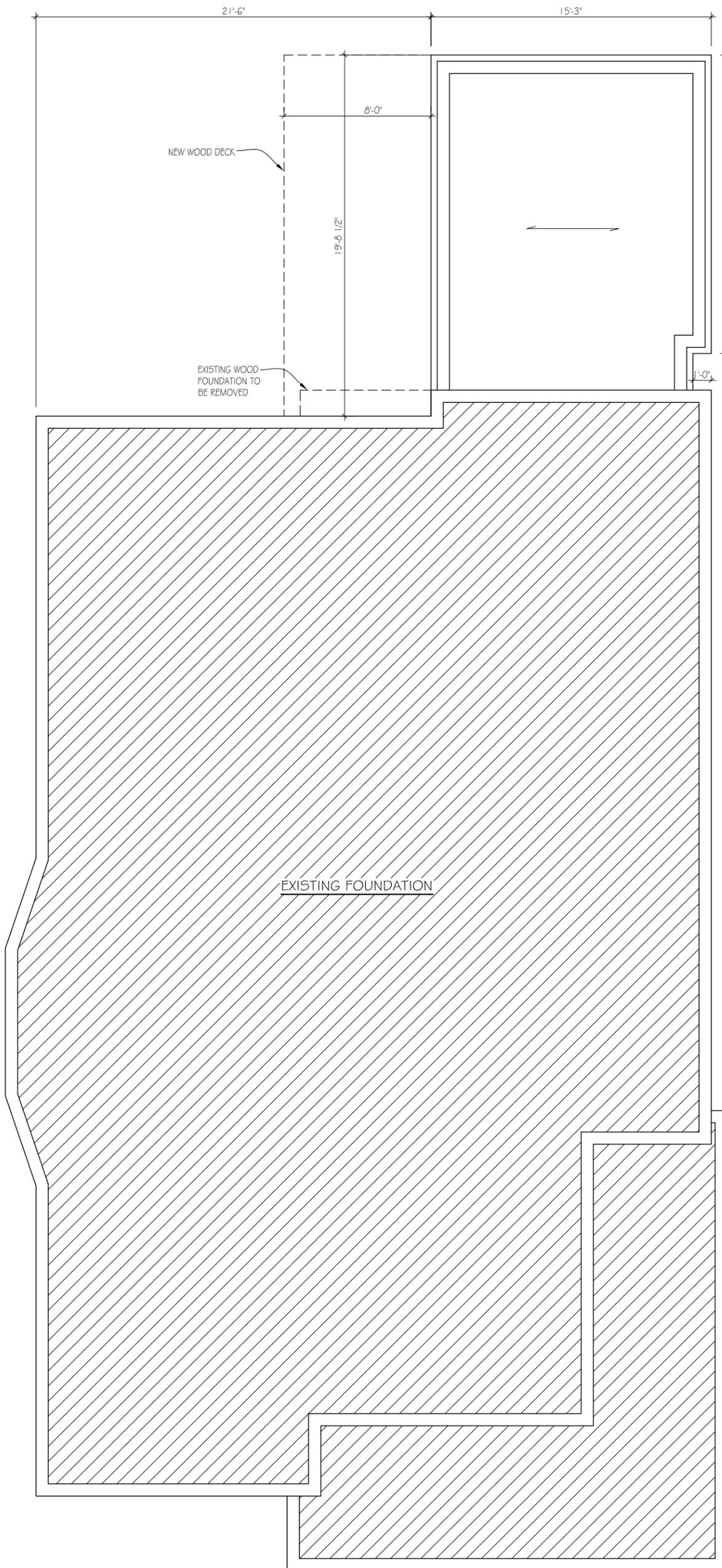
WARREN REMODEL

DATE ISSUED: 3-21-13
REVISIONS: 4-22-13

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NOTE:
 BUILDER TO VERIFY STRUCTURAL STABILITY
 OF EXISTING FOUNDATION & LOADS OF SECOND FLOOR.

FOUNDATION PLAN

SCALE: 3/16"=1'-0"

WARREN REMODEL

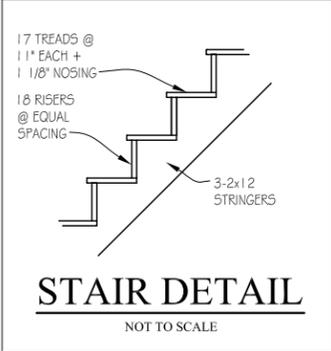
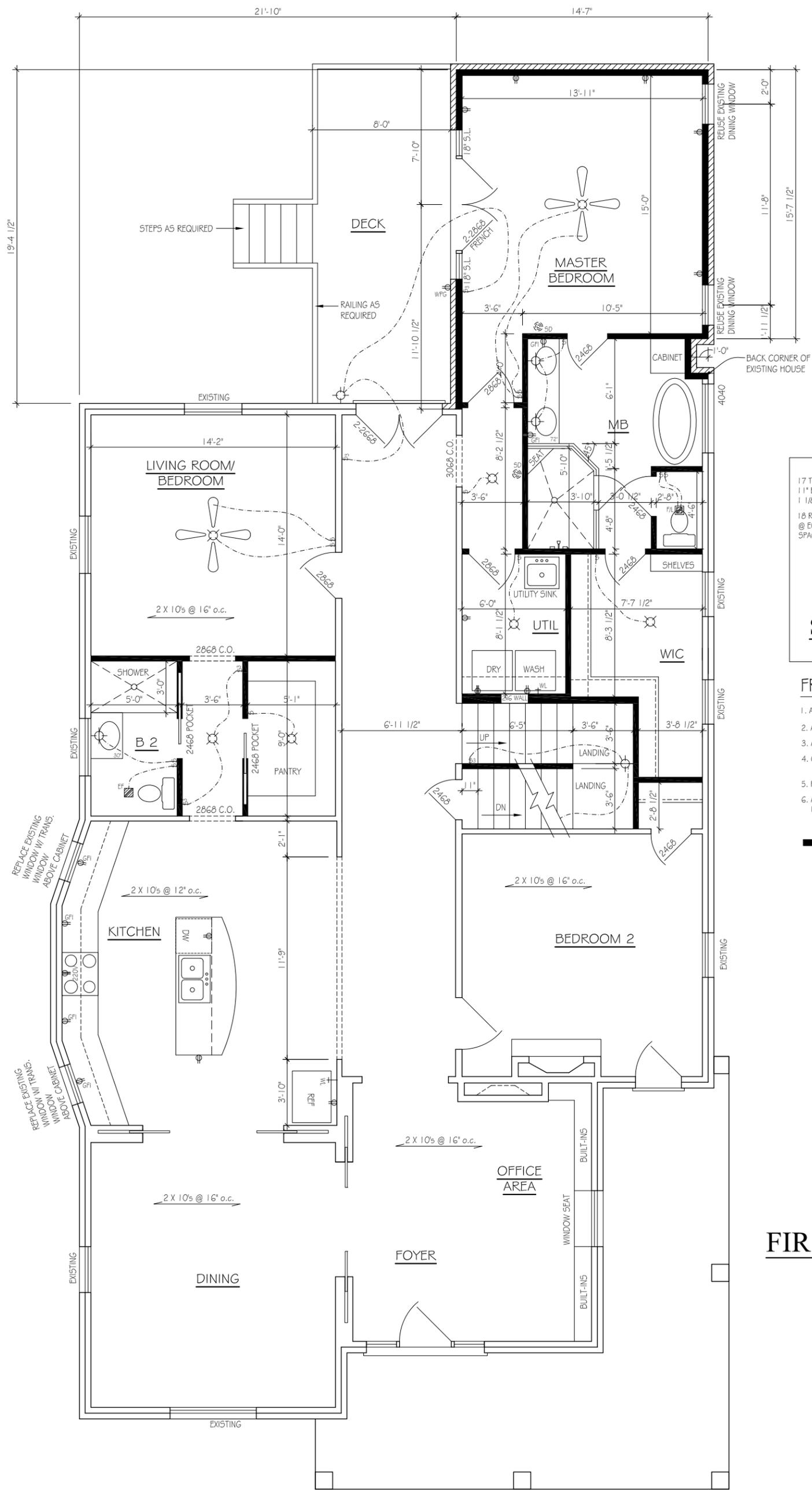
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FRAMING NOTES

1. ALL NEW EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED
2. ALL NEW INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED
3. ALLOW 4" BRICK POCKET
4. CEILINGS: 1ST FLR: MATCH EXISTING HT. 2ND FLR: 8'-0"
5. FRAME ALL 1ST FLOOR WINDOWS TO MATCH EXISTING
6. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-2" AFF UNLESS OTHERWISE NOTED

— = NEW WALL

APPROX. AREA	
FIRST FLOOR LIVING	2307
SECOND FLOOR LIVING	850
TOTAL LIVING	3157

FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

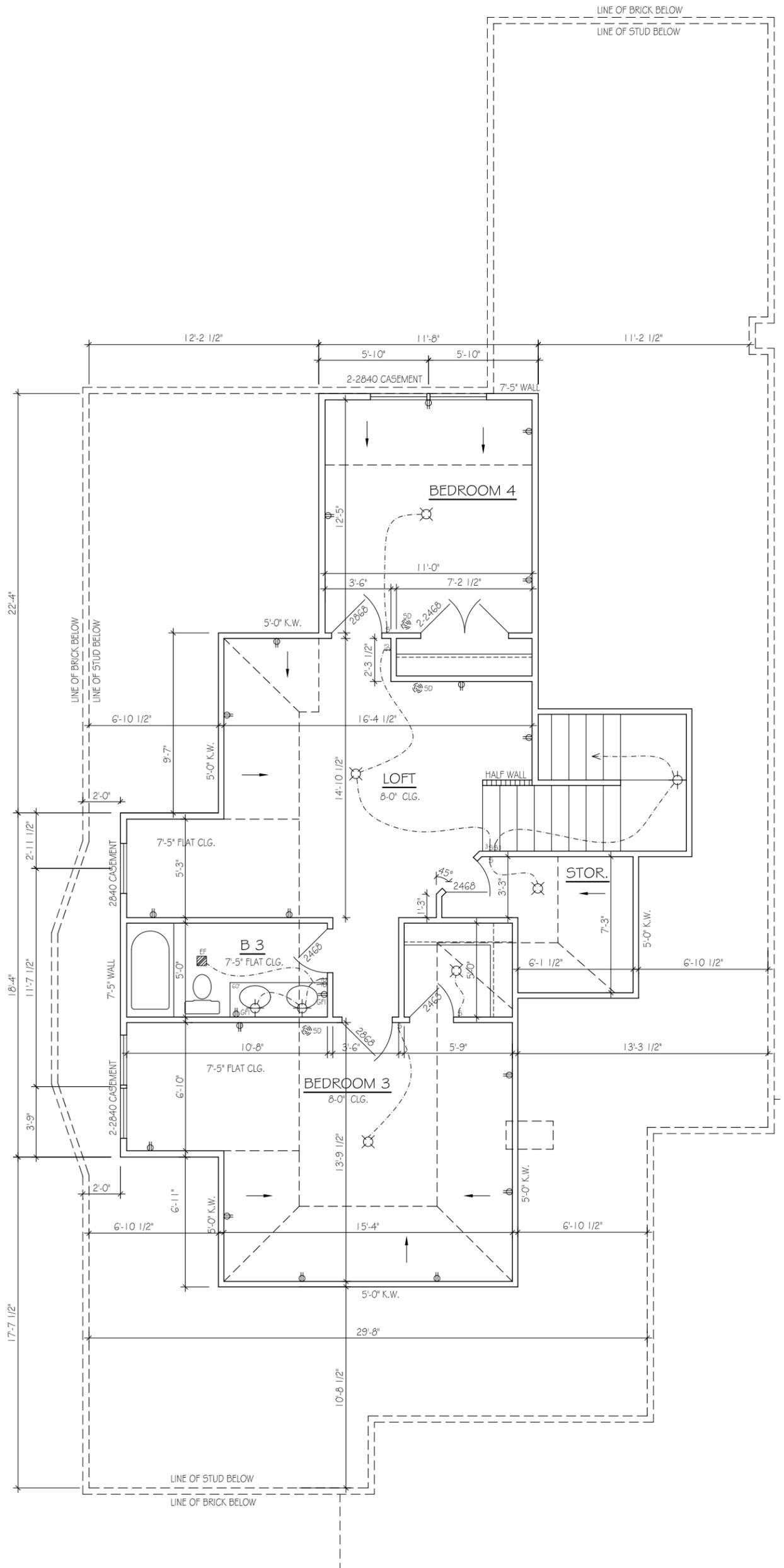
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REMODEL**

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SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

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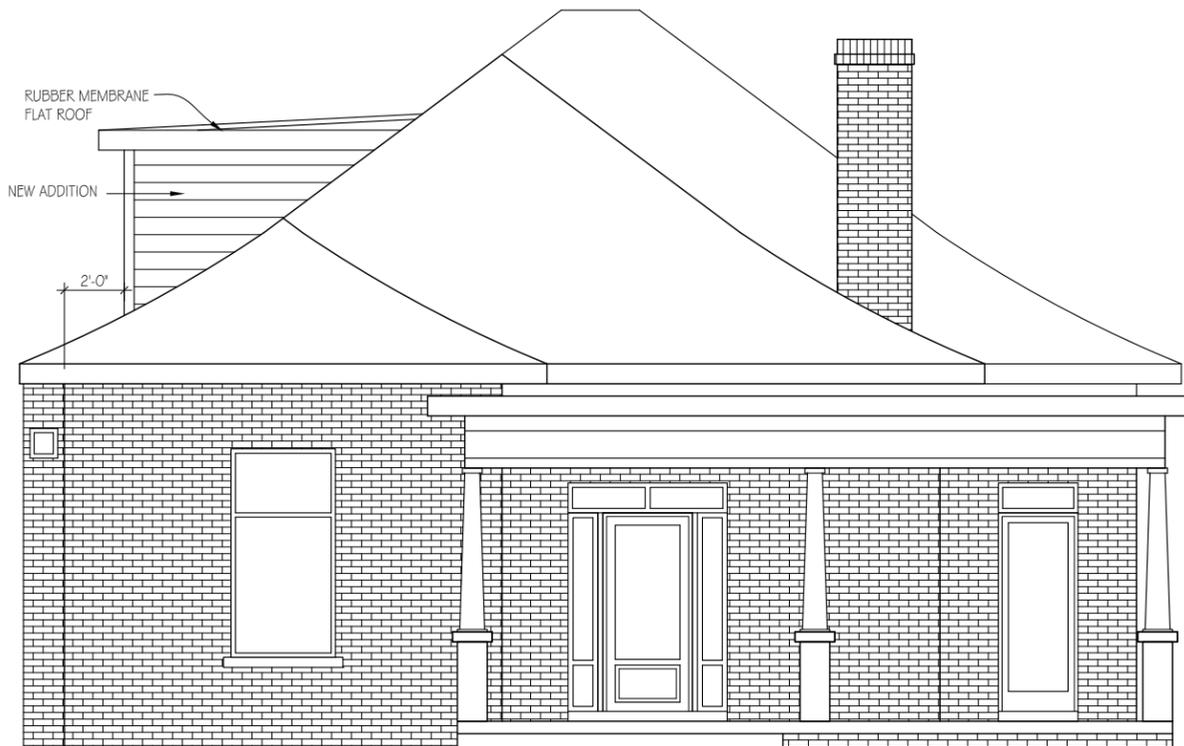
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REAR ELEVATION

SCALE: 3/16"=1'-0"



FRONT ELEVATION

SCALE: 3/16"=1'-0"

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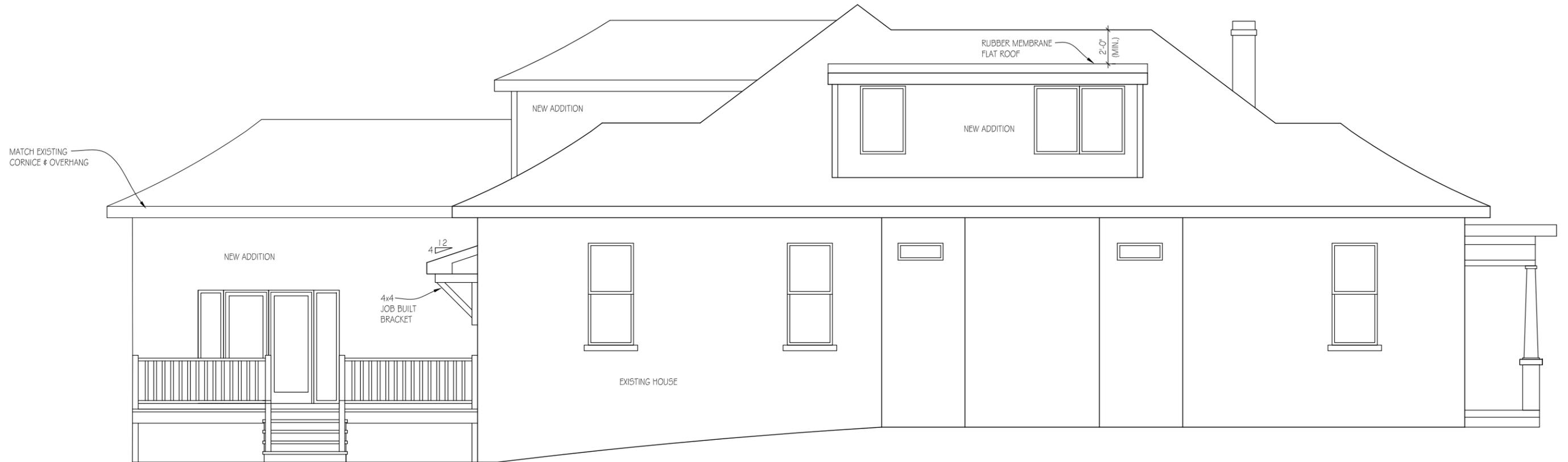
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LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"

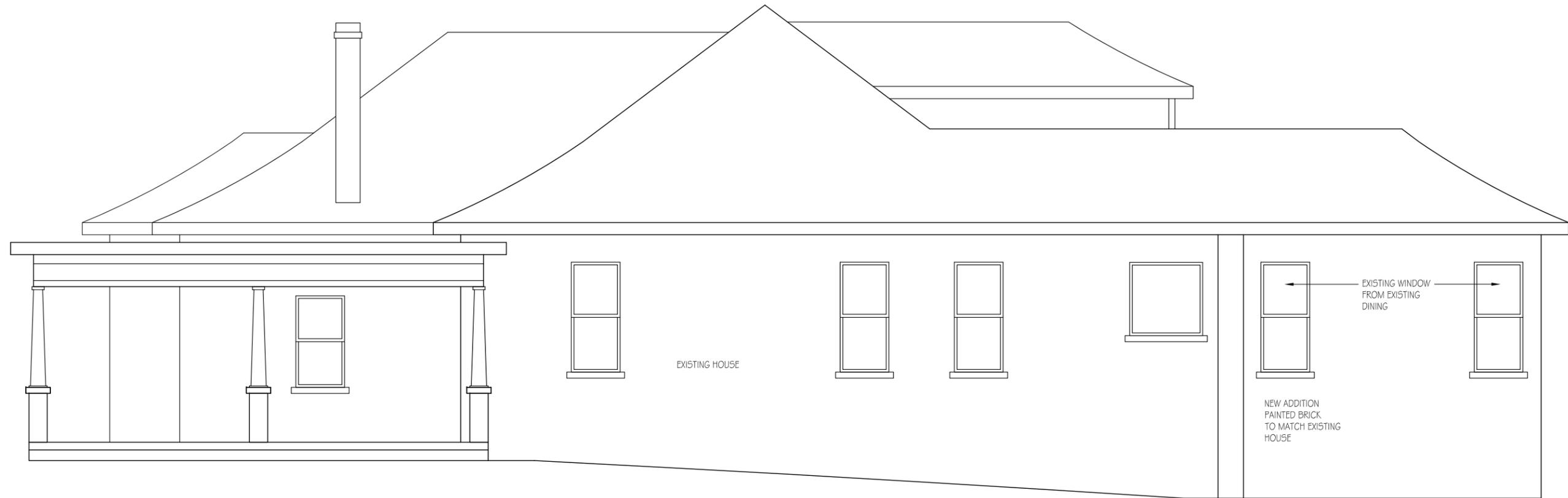
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RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"

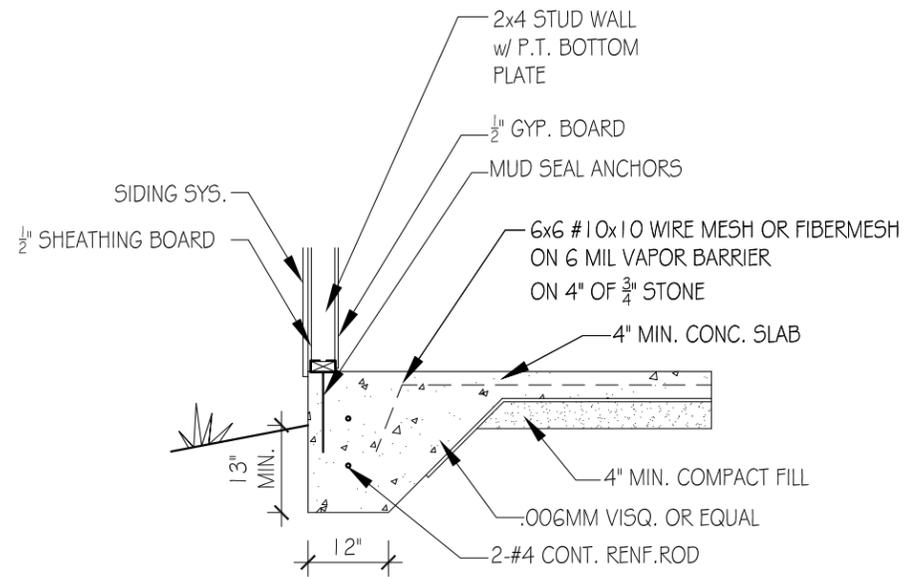
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REMODEL**

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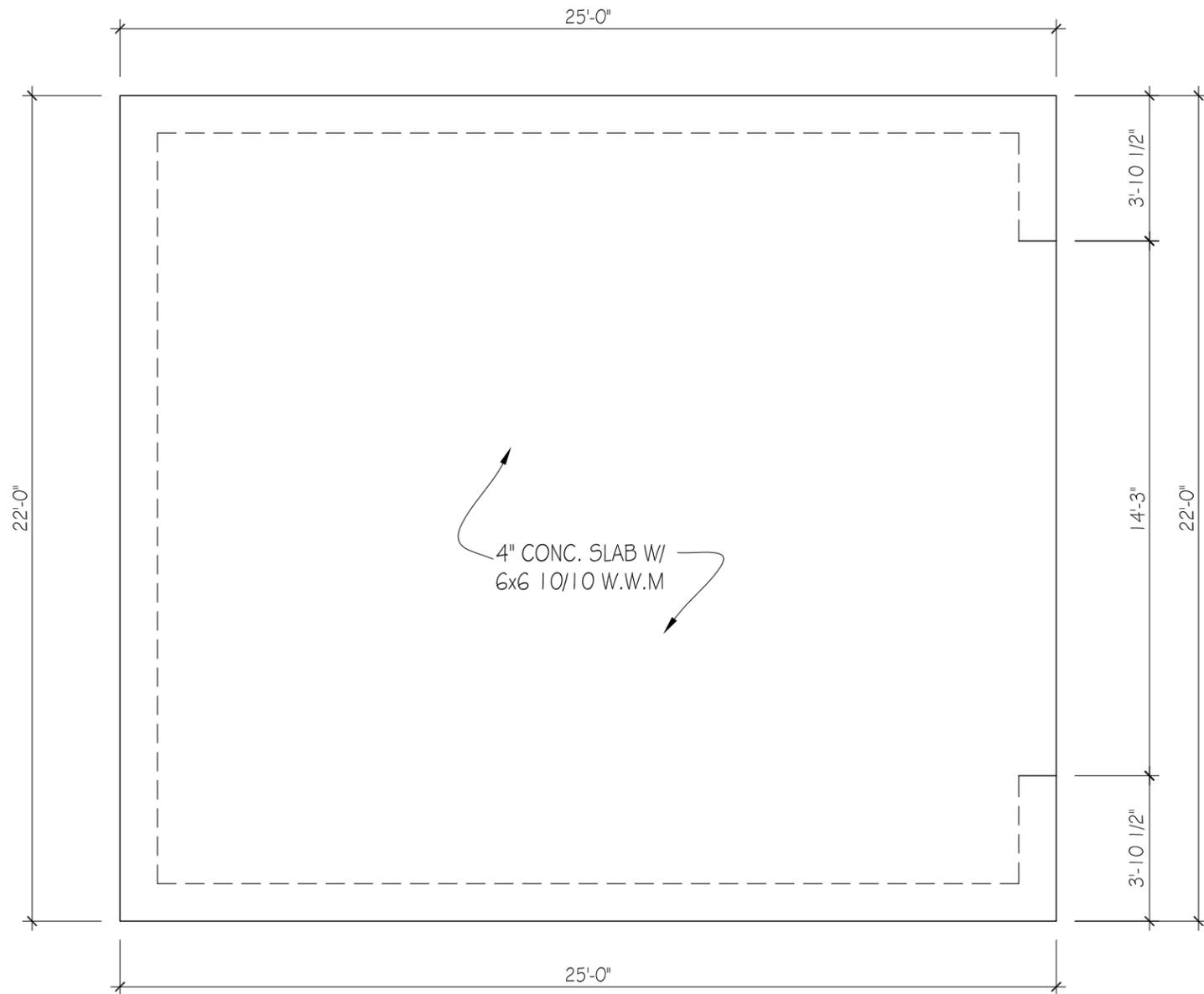
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SECTION: TYP
EXTERIOR WALL

NOT TO SCALE, TYPICAL



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

WARREN
GARAGE

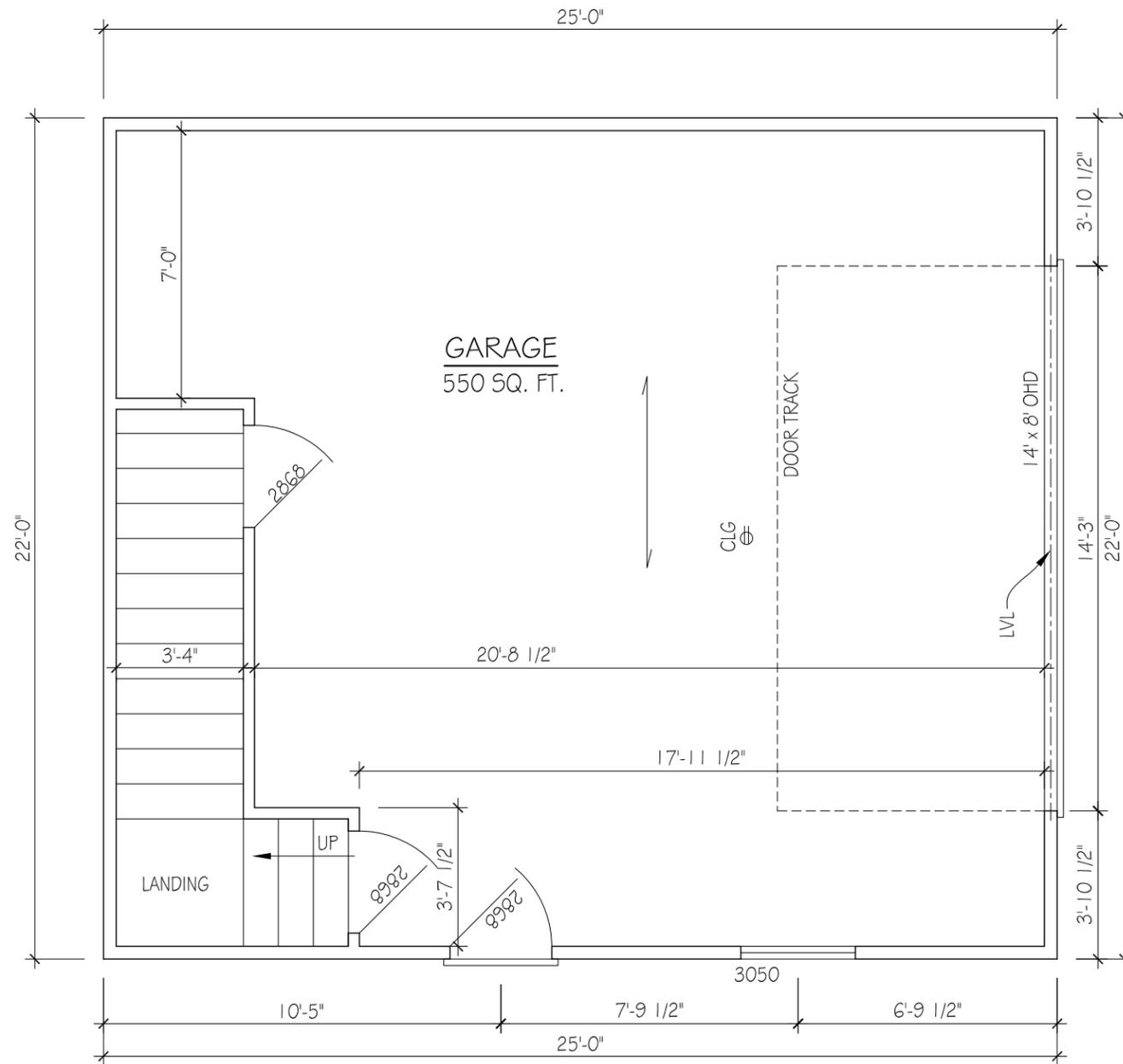
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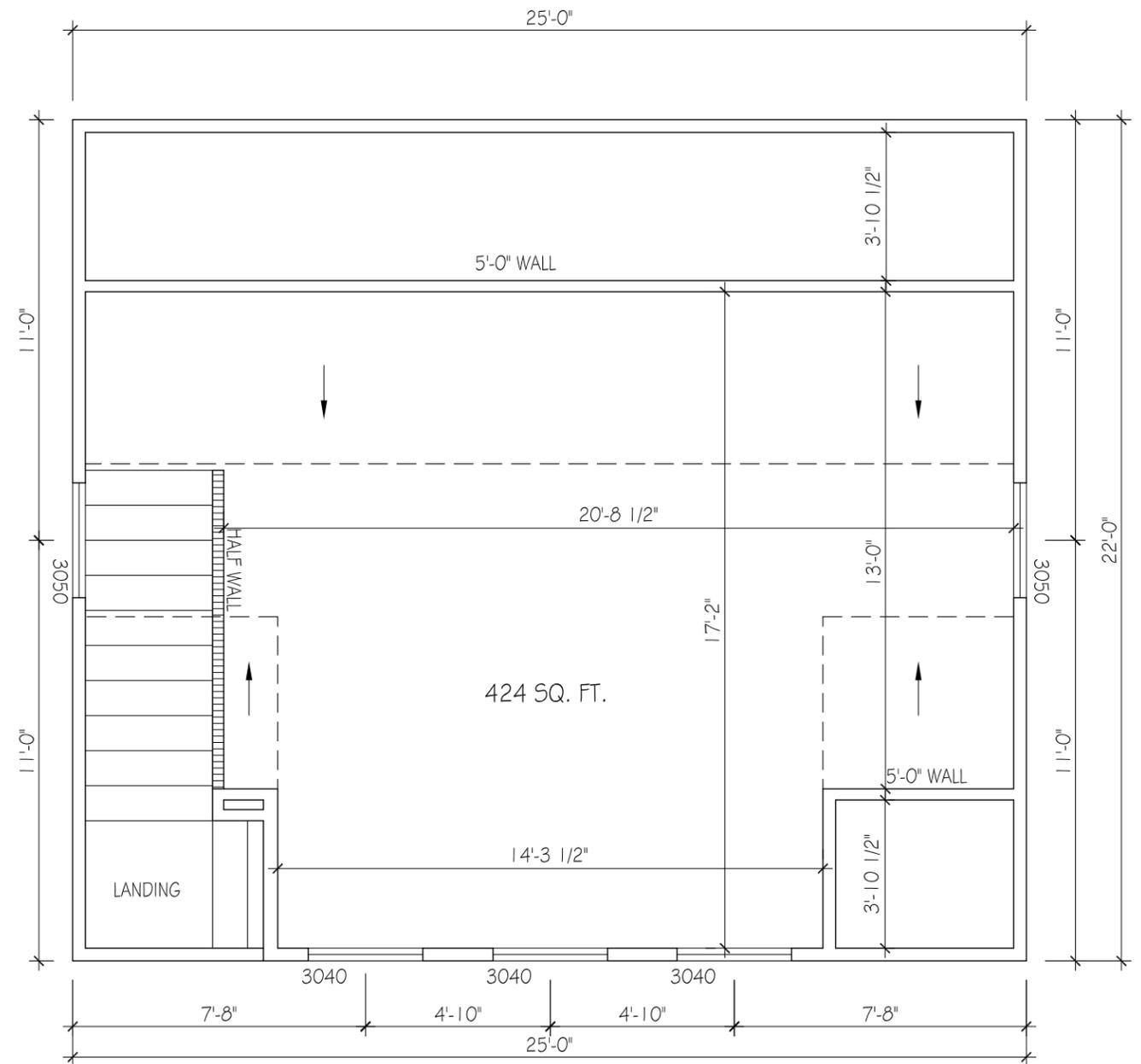
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FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

**WARREN
GARAGE**

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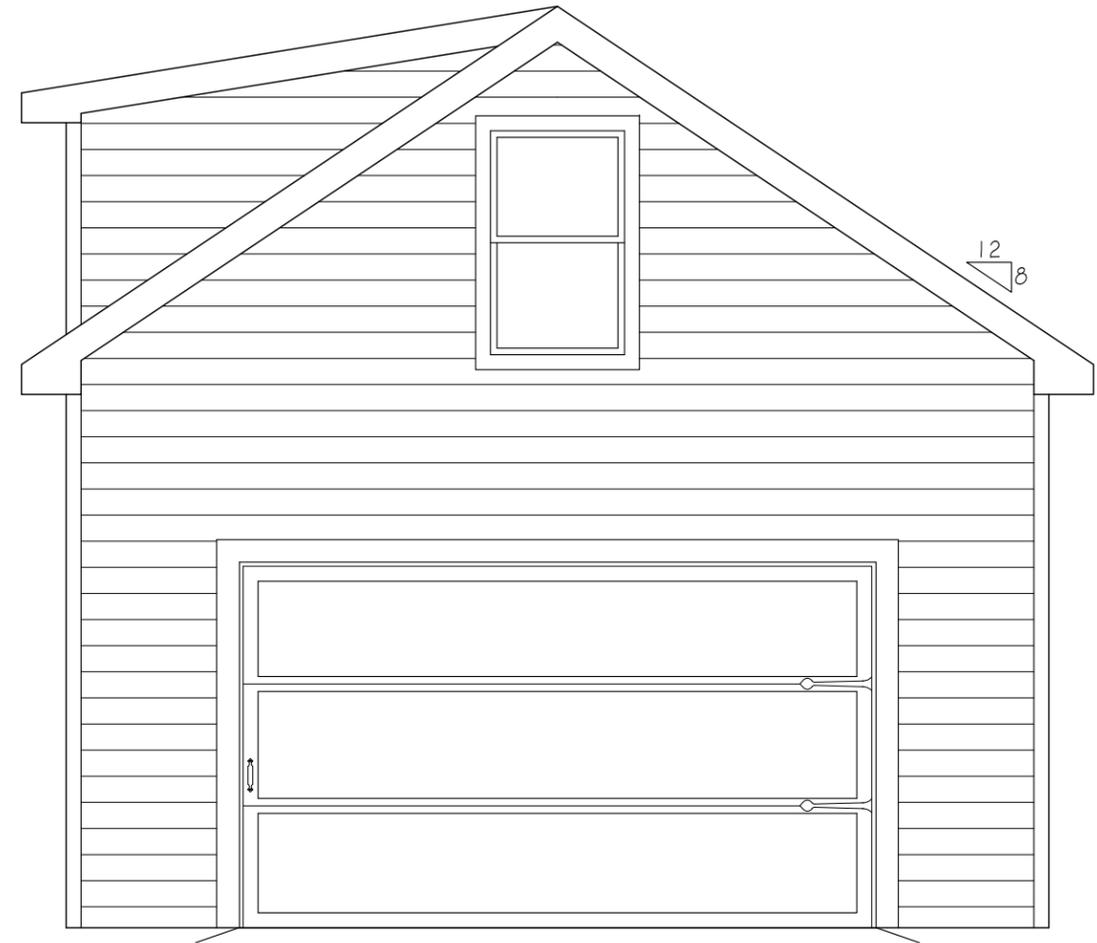
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SIDE ELEVATION
FACING HOUSE

SCALE $\frac{1}{4}''=1'-0''$



FRONT ELEVATION

SCALE $\frac{1}{4}''=1'-0''$

WARREN
GARAGE

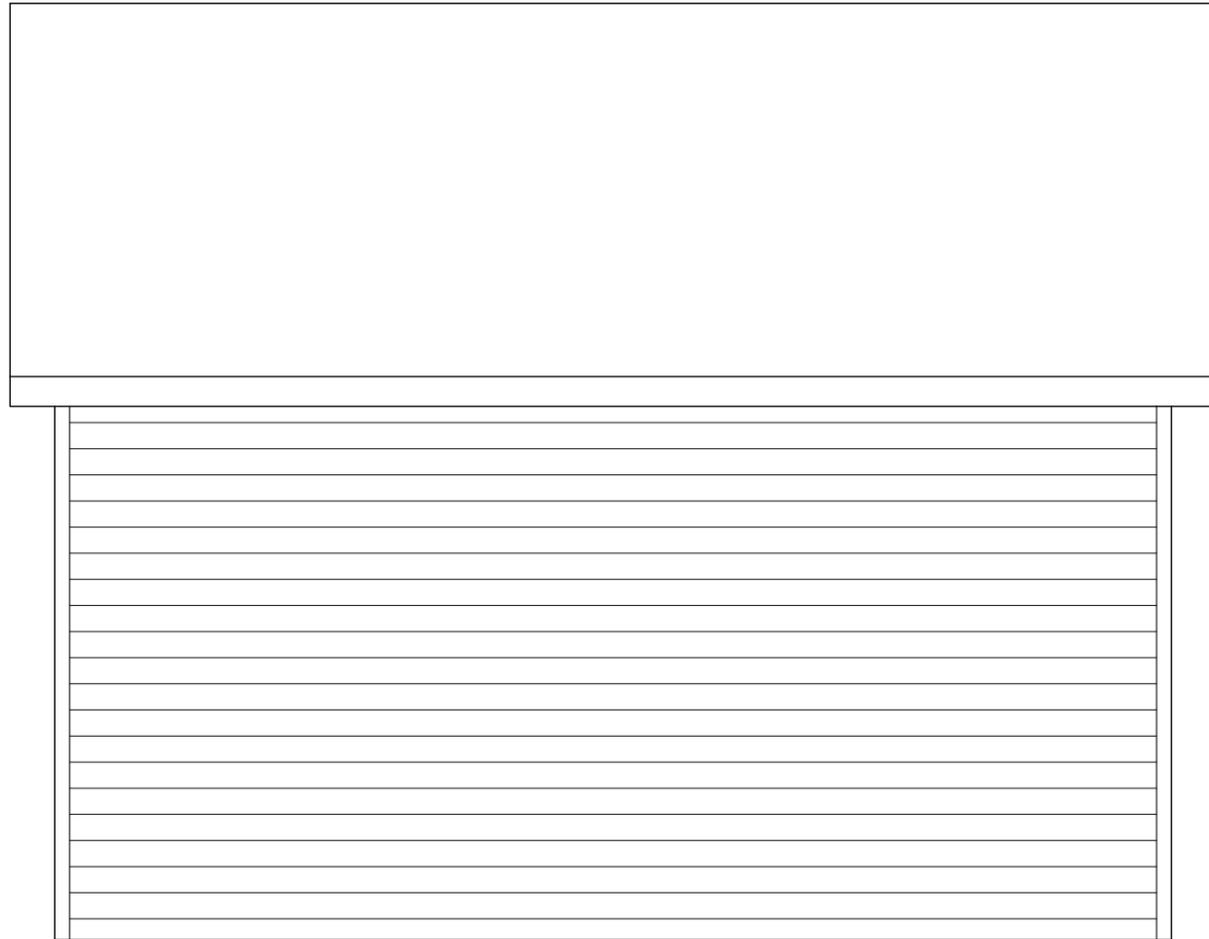
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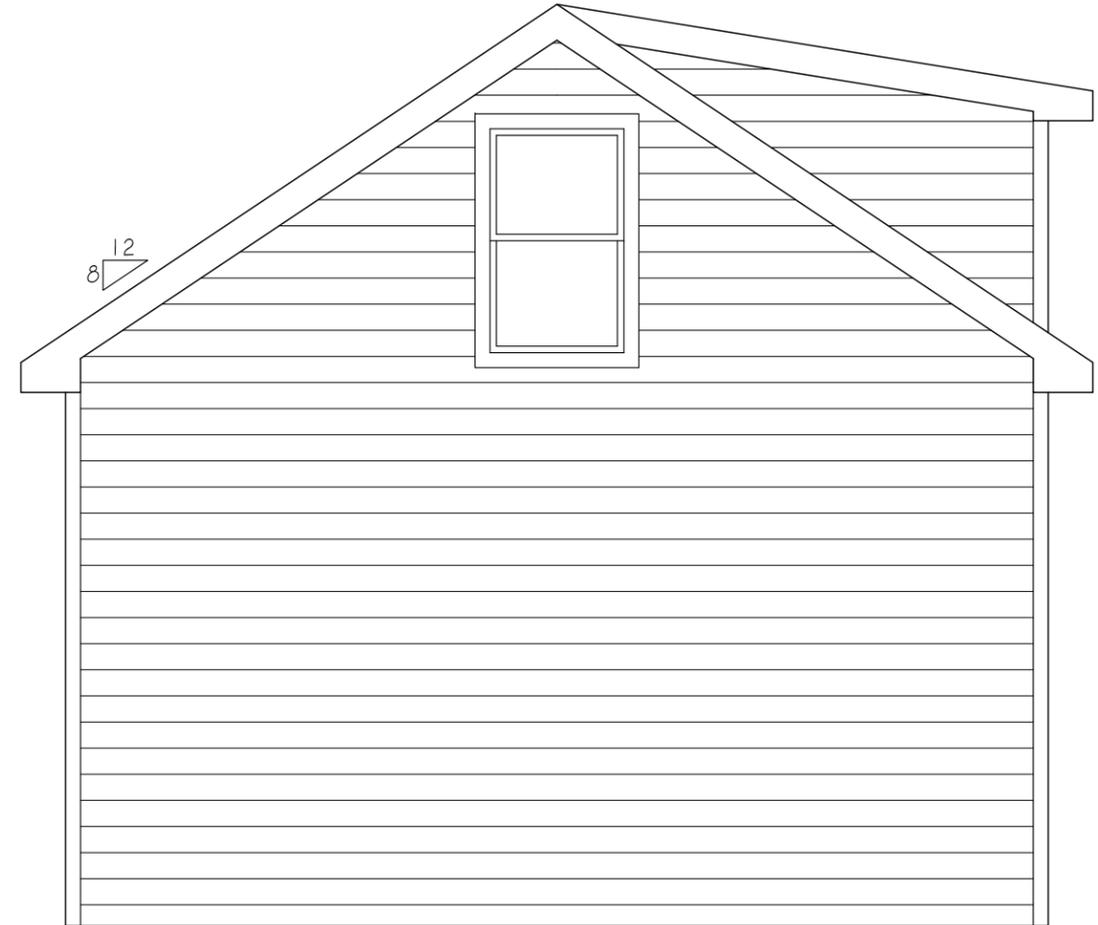
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SIDE ELEVATION

SCALE $\frac{1}{4}$ "=1'-0"



REAR ELEVATION

SCALE $\frac{1}{4}$ "=1'-0"

WARREN GARAGE

DATE ISSUED: 4-22-13
REVISIONS:

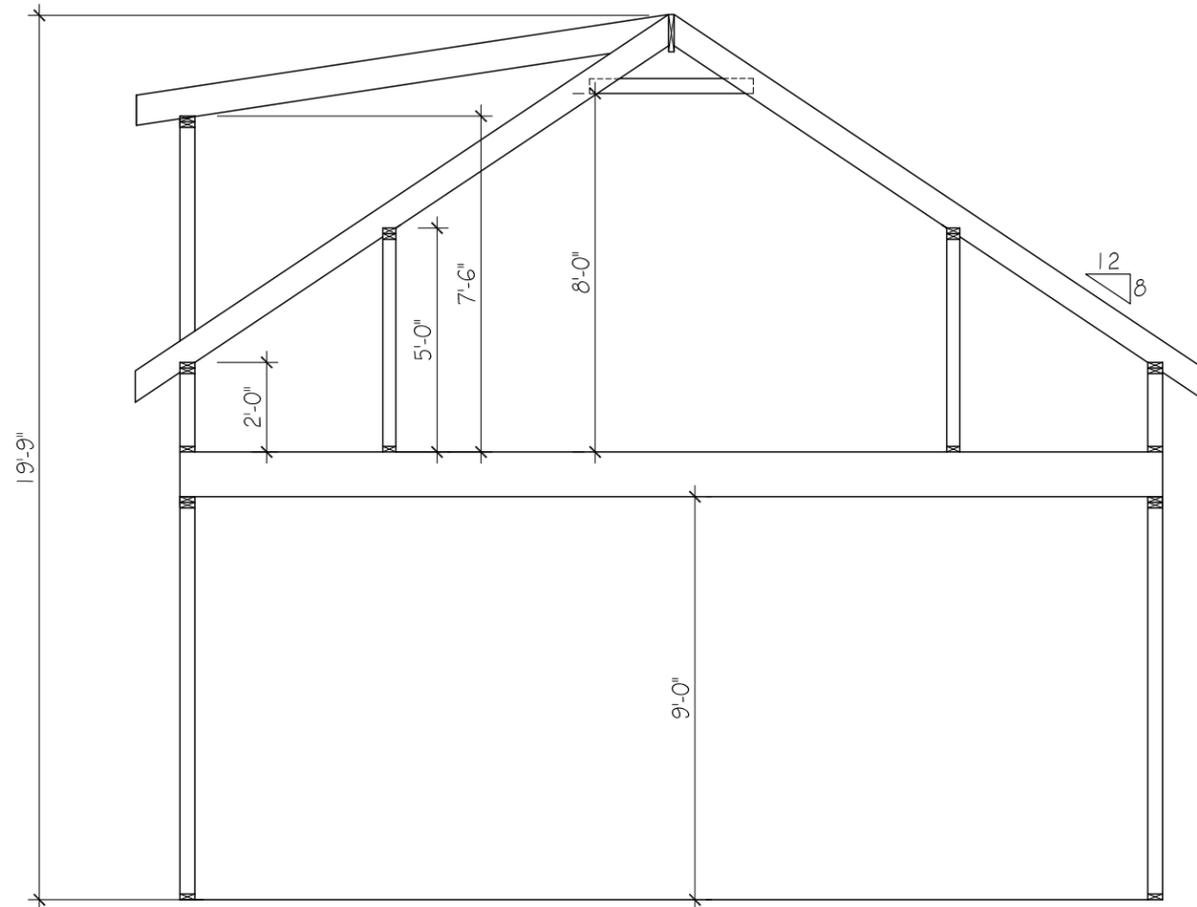
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SECTION

SCALE $\frac{1}{4}" = 1'-0"$

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